

## \$489,900 - 6708 132 Avenue, Edmonton

MLS® #E4460921

**\$489,900**

6 Bedroom, 2.00 Bathroom, 1,078 sqft  
Single Family on 0.00 Acres

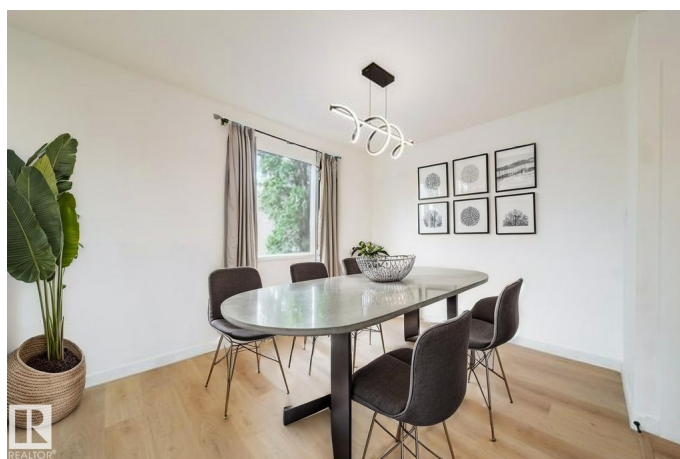
Delwood, Edmonton, AB

Welcome to 6708 132 Avenue NW—an exceptional, move-in-ready Bungalow featuring a legal basement suite! This spacious home has been beautifully updated throughout, offering outstanding flexibility for families or investors. Upstairs you’ll find 3 bedrooms, 1 full bath, fresh paint, brand new flooring, and a stunning new kitchen with modern appliances. The legal basement suite offers 3 bedrooms, 1 full bath, its own entrance, a completely new kitchen, new flooring, and new furnace, ideal as a mortgage helper or for multi-generational living. Each unit has its own separate laundry. Additional features include a detached double garage and a large yard perfect for entertaining or relaxing. Located close to schools, parks, shopping, and transit, this home delivers comfort, convenience, and excellent value. Don’t miss your chance to own this beautifully upgraded property with a legal income suite in a fantastic location! Photos are virtually staged.

Built in 1963

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460921  |
| Price    | \$489,900 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,078                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6708 132 Avenue |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2A5         |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Fire Pit, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached                    |

### **Interior**

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Suite    | Yes                                                                             |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |

Foundation                      Slab

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                16  
Zoning                              Zone 02

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